

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
SEPTEMBER 28, 2011  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Chris Larson

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: **\*POWAY ROAD BIKE PATH - PROJECT NO. 189365**  
City Council District: 5; Plan Area: Sabre Springs/Miramar Ranch North

**STAFF: Patricia Grabski**

Site Development Permit to replace a five foot wide sidewalk with a 10-foot wide bike path shared with pedestrian and cyclists. The bike path is located on the south side of Poway Road between Cara Way and Sabre Springs Parkway in the AR-1-1 zone of the Miramar Ranch North and Sabre Springs Community Planning areas. Mitigation Negative Declaration No. 189365.  
Report No. HO-11-061

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF SEPTEMBER 28, 2011

ITEM-5:       **HARRY’S MARKET - PROJECT NO. 241546**  
City Council District: 2; Plan Area: Mission Beach

**STAFF:**       **Will Zounes**

Conditional Use Permit to upgrade an existing Type 20 liquor license to a Type 21 liquor license to an existing market located at 750 Ventura Place in the VC-S Zone of Mission Beach Planned District within the Mission Beach Community Plan, Coastal Overlay Zone. Exempt from Environmental. Report No. HO-11-065

**RECOMMENDATION:**

Approve

ITEM-6:       **\*MANZANITA COTTAGE - PROJECT NO. 234640**  
City Council District: 1; Plan Area: La Jolla

**STAFF:**       **Glenn Gargas**

Coastal Development Permit and Lot Line Adjustment (between Parcels 1 & 3 of Parcel Map No. 18252) and an approximate 446 square foot addition to an existing cottage and attached garage on a 23,620 square foot project site. The project site is located at 1327 Coast Walk, in the RS-1-7 Zone, Coastal (appealable), Coastal Height Limitation, First Public Roadway, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones within the La Jolla Community Plan area. Mitigation Negative Declaration No. 96-7660. Report No. HO-11-066

**RECOMMENDATION:**

Approve

ITEM-7:       **\*DIARQ RESIDENCE - PROJECT NO. 225627**  
City Council District: 1; Plan Area: La Jolla

**STAFF:**       **Morris Dye**

Coastal Development Permit and Site Development Permit to demolish a two-story, 3,297 square-foot residence and construct a two-story, 7,499 square-foot residence, including hardscape improvements, a three-tiered retaining wall, a cantilevered pool and spa, and to relocate the existing driveway. The project site is located at 8436 Westway Drive within the La Jolla Community Plan area. Mitigation Negative Declaration No. 225627. Report No. HO-11-067

**RECOMMENDATION:**

Approve